

TOWN OF CARLISLE

SITE PLAN REVIEW APPLICATION

This application shall be filed by the applicant with the Town Clerk. A copy of this application including date and time of filing certified by the Town Clerk shall be filed forthwith by the applicant with the Board of Selectmen and the Planning Board. Applications shall be filed with eight full size (24" by 36") prints of the plan and seven reduced size (11" by 17") copies of the plan. If requested, a digital copy of the application and Site Plans shall be provided to the Planning Board in a format acceptable to the Board.

The applicability of the site plan approval requirement of the Carlisle Zoning Bylaw to a particular proposal is set out in Section 7.6.1 of the Zoning Bylaw.

The following sections of the application describe supplementary information that must be submitted, and those aspects of the proposed site development that will be evaluated by the Board of Selectmen and the Planning Board.

1. Full name of owner(s) and address of land to which this application applies:
2. Full mailing address of owner(s) of land to which this application applies or full name and mailing address of the applicant if different from above:
3. Submit with this application a listing of Parties in Interest as certified by the Board of Assessors containing full names and addresses of owners of abutting land and of land directly opposite on any public or private street or way, and owners of land within 300 feet of the property line, according to the most recent tax list. Also submit a certified list of abutting property owners of surrounding towns (if any) certified by the assessors of that town.
4. Location of property: Map_____ Section_____ Parcel_____
5. Zoning district:
6. Describe briefly the development for which Site Plan Review is sought:
7. Describe briefly the uses or activities for which Site Plan Review is sought:

Uses will be reviewed for conformity with those described in the Zoning Bylaw. These may be the specific intended uses of the site, if known or lists of potential uses of the site if the uses are not known at this time.

Note: If the uses are not known at the time of application, present "worst-case" (most intensive) estimates of water consumption, sewage discharge, parking requirements

and traffic impacts, along with your assumptions used to develop these estimates. Site plan and building permits for such sites will be valid only for occupancy that does not exceed these estimates.

8. The application must include a plan of the site and proposed developments as specified in the Rules and Regulations.

The plan will be reviewed for the following features (please provide):

Lot area _____, Frontage _____, Building Height _____, # of Stories _____
Building setbacks: Front _____, Rear _____, Left side _____, Right side _____
Parking setbacks: Front _____, Rear _____, Left side _____, Right side _____
Lot Coverage (buildings, parking, paving) _____
Adequate walkways and pedestrian access:
Adequate access, driveways and private ways:
Adequate waiting areas for drive-in uses:
Appropriate loading docks and/or access for trucks: Number _____, Location _____

Is there any proposed site work within the Bordering Vegetated Wetlands or within 100 feet of the Bordering Vegetated Wetlands, and/or within 200 feet of a Riverfront Area?

If yes, has the Conservation Commission issued an Order of Conditions?

Date:

Is there any proposed work within a Priority Habitat or Estimated Habitat for rare and endangered species, or has the project been submitted to the Massachusetts Natural Heritage and Endangered Species Program?

List any special permits/variances from the Board of Appeals:

Is the project within the Flood Plain District?

If yes, what is the base flood elevation (100 year storm)?

Any removal of earth within 10 feet of high groundwater table?

9. Provide an evaluation of the impact of the development on water resources.
(Submit information on measures proposed to prevent pollution of surface or ground water, erosion of soil, excessive runoff of precipitation, excessive raising or lowering of the water table, flooding of other properties.)
10. Sewage discharge rate (gallons per day):
11. Water usage (gallons per day):

12. Submit calculations of the storm run-off from buildings and paved areas, and a description of the run-off control system and its capacity. Include a description of the extent and depth of flooding anticipated during storm conditions:
13. Indicate the estimated parking requirements, and provide a count of the proposed number of parking spaces:
14. Location and number of spaces that can be added on additional land set aside for such purpose if full development of the parking area(s) is not proposed in the initial construction:
15. Describe here and show on the plans the curbing, marking or other methods used to define the parking areas and to prevent vehicles from encroaching on required yards:
16. Estimate the daily traffic:
Peak: _____ Non-peak _____
Site distance along the road for vehicles using the access driveway:

(For developments where the number of trips exceeds fifty (50) per day, submit an expert's evaluation of the impact of such traffic on adjacent town roads. Any permits or approvals necessary for construction of the driveway/access/curb cut (state or local) shall be submitted with this application.
17. Describe any proposed signs and designate their location:
18. Describe any proposed outdoor lighting: (include hours of use, lighting type and spectral filtering, directional shielding and height of fixtures)
19. Describe the visual impact of the development: (additional information shall be submitted to allow for this evaluation)
20. Describe the proposed landscaping plan, including parking lot landscaping and the location, structure and screening of on-site holding facilities (e.g., dumpsters):
21. Discuss any hazardous materials or wastes to be used or generated on site, including quantities, safety procedures, storage and disposal methods:
22. Indicate any sources of noise, vibration, glare, odors, air or water pollutants, or electrical disturbances:
23. Indicate electric, cable and telephone utility connections:
24. Describe the fire control system in the building (sprinklers, etc.). Include any proposed fire ponds on the plan and describe access to such pond(s) as applicable:

25. Submit the scope of a Construction Management Plan (CMP), if applicable, pursuant to Section 12 and as set forth in Exhibit C to the Site Plan Review Rules and Regulations.
26. Applicants should note that the Selectmen may require the posting of a bond to assure proper ways or access and may also require a bond to assure the public safety in the event projects are not completed. The Selectmen may also require increases in the front, side or rear yards, screening of parking or other areas or modifications of the location or exterior features of structures to assure harmony with the intent of the Zoning Bylaw. As much land as possible should be left in a natural or near-natural condition. Applicants may submit any additional information they feel is pertinent to these issues.
27. Submit a preliminary determination from the Board of Health on water supply, sewage disposal and relevant public health and environmental safety issues.
28. Submit a hazardous materials management plan (include floor drain locations on the Site Plan if an automotive repair shop).
29. All applications shall be accompanied by the required fees, as set forth on the Fee Schedule attached as Exhibit B to the Site Plan Review Rules and Regulations.
30. Project review fees may also be required as set forth in the Site Plan Review Rules and Regulations.
31. State the full name, mailing address and phone number of any person or attorney who is authorized by you to appear and represent you before the Board of Selectmen or Planning Board other than yourself.
32. To the extent the Applicant does not believe that any of the above standards or the submission requirements set forth in Article III are relevant to the proposed project, or should not be required, or otherwise seeks a waiver of any such requirement(s), the Applicant shall list such requested waivers as part of its application, together with the reasons for such requested waiver(s). A waiver may be granted if the Selectmen, after consideration of the recommendation of the Planning Board, determine that such a waiver is in the public interest and not inconsistent with the intent and purpose of these Rules and Regulations and the Zoning Bylaw.

DATE: _____

SIGNATURE: _____

You will be notified of the date of the public hearing to be held on this application at the mailing address as stated in Item 2 of this application.

